

This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ME, I
JESSE S. PEVEAR, III, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES E. WILSON and MARTHA ANN WILSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 27 according to the survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals underlying the SE 1/4 of NE 1/4 of Section 12, Township 19, Range 2 West, with mining rights and privileges belonging thereto as recorded in Deed Book 40, Page 265.
4. Building set back lines as shown on recorded map.
5. Restrictive covenants and conditions recorded in Misc. Book 58, Page 486, in the Probate Office of Shelby County, Alabama.

The Grantor hereby certifies that the above-described property does not constitute the homestead of Grantor, as defined by Sec. 6-10-2, Code of Alabama, 1975.

\$21,420 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 4th day of October, 1984
RECORDING FEES

WITNESS
Mortgage Tax \$
Deed Tax see Mtg 005-335 (Seal)
Mineral Tax _____ (Seal)
Recording Fee 2.50 (Seal)
Index Fee 1.00 (Seal)

STATE OF ALABAMA \$ 3.50
JEFFERSON COUNTY

Jesse S. Pevear III (Seal)
JESSE S. PEVEAR, III
STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT IS
(Seal)

1984 OCT 12 AM 9:59
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSE S. PEVEAR, III, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, A.D., 1984

Land Title

Debra N. Math

5/14/88

Notary Public.